LOT 146
IN OR 2194/895
HAMPTON LAKES #1 PB 7/252

PARRA MARTHA E
85215 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

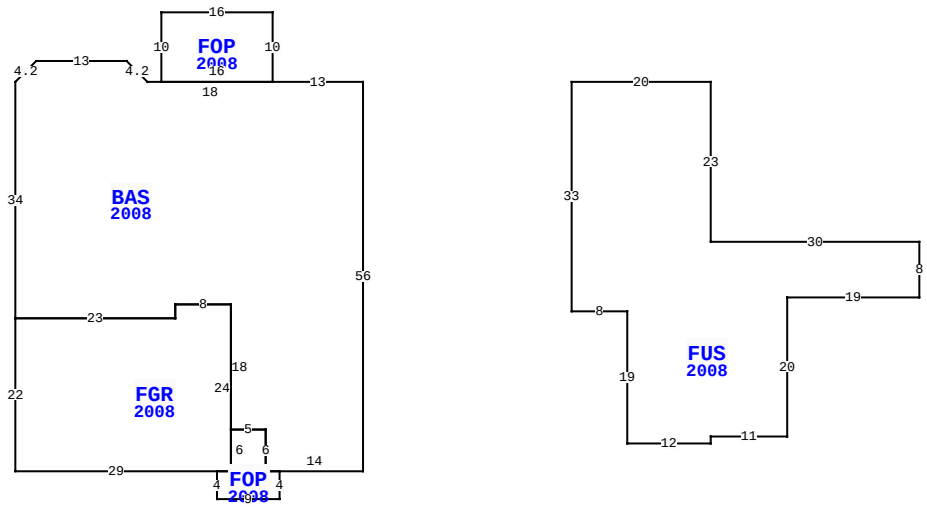
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2,120	248,224
FGR	698	55	384	44,962
FOP	66	30	20	2,342
FOP	160	30	48	5,620
FUS	1,348	100	1,348	157,833
TOTALS	4,392		3,920	458,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,920	106.0200	125.90	493,528	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 3468 HX Base Yr 2019



BLD DATE	08/20/2008	RK	LGL DATE
XF DATE	08/20/2008	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85215 MAJESTIC WALK BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		458,981
TOTAL MARKET OB/XF VALUE		9,294
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		543,275
SOH/AGL Deduction		182,024
ASSESSED VALUE		361,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,251
TOTAL JUST VALUE		543,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20219	ELEC OTHER	2,000	11/01/2007
M13460	MECH OTHER	0	11/01/2007
C20643	CO ISSUED	284,328	10/01/2007
R10778	REPAIR/RRF	6,210	10/01/2007
P12785	OTHER	0	10/01/2007
B20643	NEW CONSTR	284,328	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0895	4/30/2018	WD	Q	I	01	410,000
GRANTOR: HENDRIX STEVEN & CATH						
GRANTEE: PARRA ROBERT J & MA						
1736/1269	4/29/2011	WD	Q	I	01	325,000
GRANTOR: MARTINELLI DAVID J &						
GRANTEE: HENDRIX STEVEN & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FOP=[YR=2008] N10 W16 S10 E16 $ W18 U3 L3 W13 D3 L3 S34 FGR=[YR=2008] S22 E29 FOP=[YR=2008] S4 E9 N4 W2 N6 W5 S6 W2 $ E2 N24 W8 S2 W23 $ E23 N2 E8 S18 E5 S6 E14 N56 $ PTR= E30 FUS=[YR=2008] E20 S23 E30 S8 W19 S20 W11 S1 W12 N19 W8 N33 $ W30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	100	2008	2008	3	90	3,744	
3	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2008	2008	3	90	2,295	

LAND DESCRIPTION

TOTAL OB/XF 9,294

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS